

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of San Antonio, Bexar County, on SL 1604, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 4551, at Page 99, Deed Records of Bexar County, Texas.

A portion of the easement encumbering the real property, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

FCS Fischer, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$20,791.

The commission finds \$20,791 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest in the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to FCS Fischer, Ltd., a Texas limited partnership, for \$20,791.

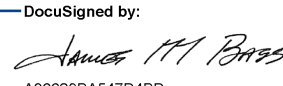
Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...

Executive Director

115776 June 25, 2020

Minute	Date
Number	Passed



 LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

Control:

County: Bexar

Date: July 20th, 2011

Highway: F.M. 1604

Description for

Lot 24 Remainder Portion of Easement Parcel 4, Part 6.

A 0.136 acre, or 5,936 square feet more or less, tract of land out of Lot 24, Block 1 of the Fischer Marketplace Subdivision as recorded in Volume 9619, Page 205 of the Deed and Plat Records of Bexar County, Texas, out of that 9.023 acres conveyed to FCS Fischer Ltd. in Warranty deed recorded in Volume 8368, Pages 210-226 of the Official Public Records of Real Property of Bexar County, Texas, out of the George Voss Survey No. 340½, Abstract 788, County Block 4955, now in New City Block (N.C.B.) 17725 of the City of San Antonio, Bexar County, Texas. Said 0.136 acre tract being a remainder portion of that 0.235 acre easement parcel 4 part 6 established for the F.M. 1604, Charles Anderson Loop, in that Easement for Highway Purposes conveyed by R.J. and Martha Fischer to the State of Texas on 25th of November 1960, recorded in Volume 4551, Pages 99-102 Deed Records of Bexar County, Texas, said easement more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

BEGINNING: At a found "+" at an angle in the south right-of-way line of said F.M. 1604, at 220.00 feet right of Engineers centerline station 579+96.41 of the retracement survey recorded on Texas Department of Transportation right-of-way Map SAT245203AN_04, an angle in the north line of said Lot 24, the northwest corner of the herein described tract;

- (1) THENCE NORTH 84°55'51" East along and with the south right-of-way line of F. M. 1604, the north line of said Lot 24, a distance of 91.31 feet to the east line of said 0.235 acre easement, from which a Texas Department of Transportation monument (Type II). at an angle of said right-of-way, bears NORTH 84°55'51" East, a distance of 62.28 feet;
- (2) THENCE SOUTH 33°53'42" East departing the south right-of-way line of F.M. 1604, along and with the east line of said 0.235 acre easement, over and across said Lot 24, a distance of 36.64 feet to its' intersection with the east line of said Lot 24, the west line of Lot 23 of said Fischer Marketplace subdivision;
- (3) THENCE SOUTH 11°21'52" East along and with the east line of said Lot 24, the west line of said Lot 23, over and across said 0.235 acre easement, a distance of 17.57 feet to the intersection of said Lot line with the south line of said easement, from which a ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said Lot 23 bears SOUTH 11°21'52" East, a distance of 206.97 feet;

- (4) THENCE SOUTH 56°06'18" West, departing the east line of said Lot 24, and over and across said Lot 24 with the south line of said 0.235 acre easement, a distance of 73.27 feet to the southwest corner of said easement;
- (5) THENCE NORTH 33°53'36" West, a distance of 96.90 feet to the POINT OF BEGINNING, and containing 0.136 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

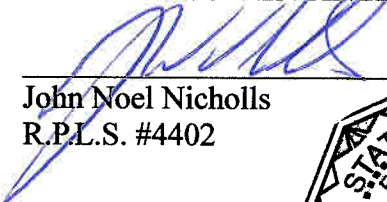
STATE OF TEXAS
COUNTY OF BEXAR

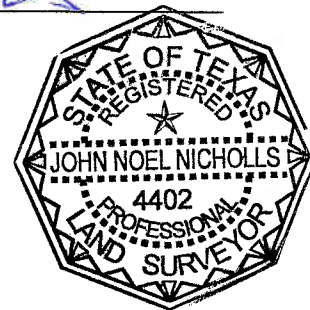
I hereby certify that this Description is true and correct according to an actual survey made on the ground under my supervision.

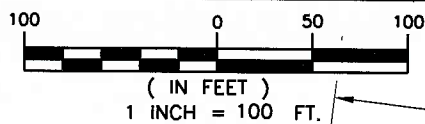
This 20th day of July 2011 A.D.

A Plat of even date was also prepared

PAPE-DAWSON ENGINEERS INC.


John Noel Nicholls
R.P.L.S. #4402





GEORGE VOSS
SURVEY NO. 340 1/2
ABSTRACT 788
C.B. 4955

LEGEND

	SIGN	SIGN
	FH	FIRE HYDRANT
	GUY	ANCHOR GUY
	PP2	POWER POLE
	PP	POWER POLE (X) (ARM)
	ST.SIGN	STREET SIGN
	WM	WATER METER
	WV	WATER VALVE
	X	BARBED WIRE FENCE

**CHARLES ANDERSON
LOOP (FM 1604)**
(ROW VARIES - 355' MINIMUM)

FISCHER MARKETPLACE
SUBDIVISION
(VOL. 9619, PG.205 D.P.R.)
BLOCK 1

LOT 23
(2.500 AC)

9.023 ACRES TRACT IV
FCS FISCHER, LTD.
(VOL. 8368, PG. 210-226 R.P.R.)

14' G, E, TELE & CATV ESMT.
(VOL.9574 PG.185 D.P.R.)

1' VNAE ESMT.
(VOL.9574 PG.185 D.P.R.)

N 84°55'51" E 62.28'
S 33°53'42" E 36.64'
S 11°21'52" E 17.57'
S 11°21'52" E 206.97'

220' RT.
STA.579+96.41

P.O.B.

0.136 ACRES
5,936 SQ.FT.MOREORLESS

NOTES:

1) 1/2" IRON ROD WITH
YELLOW CAP MARKED
"PAPE-DAWSON" SET AT STA.579+00
ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED.

2) BEARINGS ARE BASED
ON THE NORTH AMERICAN
DATUM OF 1983 (CORS
1996), FROM THE TEXAS
COORDINATE SYSTEM
ESTABLISHED FOR THE
SOUTH CENTRAL ZONE.

14' G, E, TELE & CATV ESMT.
(VOL.9574 PG.185 D.P.R.)
1' VNAE ESMT.
(VOL.9574 PG.185 D.P.R.)

BLK 1
NCB 17725

LOT 25
(1.234 AC)

LOT 26
(0.781 AC)

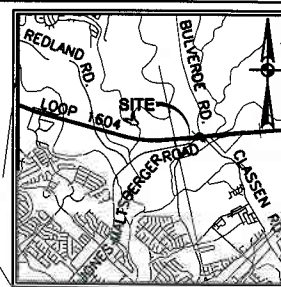
**SURVEY
OF**

LOT 24 REMAINDER PORTION OF EASEMENT PARCEL 4, PART 6

A 0.136 ACRE, OR 5,936 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 24, BLOCK 1 OF THE FISCHER MARKETPLACE SUBDIVISION AS RECORDED IN VOLUME 9619, PAGE 205 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THAT 9.023 ACRES CONVEYED TO FCS FISCHER LTD. IN WARRANTY DEED RECORDED IN VOLUME 8368, PAGES 210-226 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NO. 340 1/2, ABSTRACT 788, COUNTY BLOCK 4955, NOW IN NEW CITY BLOCK (N.C.B.) 17725 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 0.136 ACRE TRACT BEING A REMAINDER PORTION OF THAT 0.235 ACRE EASEMENT PARCEL 4 PART 6 ESTABLISHED FOR THE F.M. 1604, CHARLES ANDERSON LOOP, IN THAT EASEMENT FOR HIGHWAY PURPOSES CONVEYED BY R.J. AND MARTHA FISCHER TO THE STATE OF TEXAS ON 25TH OF NOVEMBER 1960, RECORDED IN VOLUME 4551, PAGES 99-102 DEED RECORDS OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010



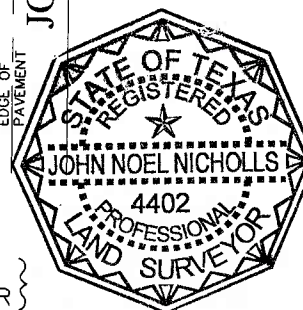
LOCATION MAP
N.T.S.

BULVERDE ROAD
(ROW VARIES)

GEORGE VOSS
SURVEY NO. 340 1/2
ABSTRACT 788
C.B. 4955

VARIABLE WIDTH DRAINAGE
ESMT.
(VOL.9619 PG.205 D.P.R.)

JONES-MALTSBERGER



STATE OF TEXAS }
COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS
PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION AND THAT ALL
BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY,
AND THAT THERE ARE NO VISIBLE EASEMENTS OR
ENCROACHMENTS EXCEPT AS SHOWN.

THIS 20TH DAY OF JULY, 2011 A.D.